PT OF SEC 49-2N-25E
IN OR 2332/1579
ESMT IN OR 2425-850 & 2424-1288

L&L INVEST LLC
4262 RAINTREE DR
MACCLENNY, FL 32063

2025

49-2N-25-4100-0001-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02

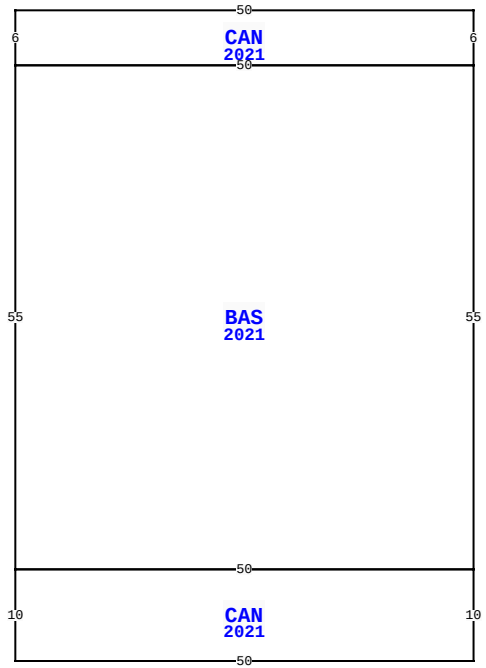
DOR CODE	2200	DRIVE-IN REST.	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,750	100	2021	2,750	336,325
CAN	300	30	2021	90	11,007
CAN	500	30	2021	150	18,345
TOTALS	3,550			2,990	365,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2201	04	2,990	103.2408	209.06	625,089	2021	2021	0	04	0.5	1.00	58.50

1 FAST FOOD – 0% - 0 Heated Area: 2750 HX Base Yr



542104 US HWY 1, CALLAHAN

BLD DATE	07/17/2024	REA	LGL DATE	
XF DATE	05/06/2022	HS	LAND DATE	07/17/2024 REA
INC DATE	07/17/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	365,677
TOTAL MARKET OB/XF VALUE	84,371
TOTAL LAND VALUE - MARKET	280,884
TOTAL MARKET VALUE	730,932
SOH/AGL Deduction	0
ASSESSED VALUE	730,932
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	730,932
TOTAL JUST VALUE	730,932
NCON VALUE	0
INCOME VALUE	778,923
PREVIOUS YEAR MKT VALUE	740,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4357	SIGN	0	04/06/2021
4357	NEW CONSTR	435,300	10/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2332/1579	1/17/2020	WD	Q	V	01	125,000

GRANTOR: BENNETT'S PROPERTY SE

GRANTEE: L&L INVEST LLC

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2021] W50 S6 BAS=[YR=2021] S55 CAN=[YR=2021] S10 E50 N10 W50 $ E50 N55 W50 $E50 N6$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0351	CARPORT MT	0	0	4	4	16.00	SF	10.00	10.00	100	2021	2021	3	90	144	
2	0978	SECURTY LT	0	0	0	0	10.00	UT	450.00	450.00	100	2021	2021	3	96	4,320	
3	0383	FREEZER	0	0	14	12	168.00	SF	105.00	105.00	100	2021	2021	3	97	17,111	
4	0381	COOLER	0	0	11	12	132.00	SF	82.50	82.50	100	2021	2021	3	97	10,563	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
6	0446	BOX FNC 6'	0	0	0	0	33.00	LF	20.00	20.00	100	2021	2021	3	90	594	
7	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2021	2021	3	90	720	
8	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2021	2021	3	99	50	
9	0803	ASPHALT C	0	0	0	0	21,694.00	SF	2.00	2.00	100	2021	2021	3	86	37,314	
10	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2021	2021	3	100	1,000	

TOTAL OB/XF 72,392

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002200	C	DRIVE-IN	0		CH	0.00	0.00	40,118.00	SF		1.00	1.00	1.00	7.00	7.00	280,826							
2	009602	C	RETENTION PO	0					0.58	AC		1.00	1.00	1.00	100.00	100.00	58							

REVIEW DATE 05/06/2022 BY HS Total Acres: 0.00 Total Land Value: 280,884 Market: 0 Agricultural: 0 Common: 280,884 PRINTED 07/30/2025 BY SYS

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TOTALS					

MARKET ADJUSTMENTS

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BLD DATE	07/17/2024	REA	LGL DATE
XF DATE	05/06/2022	HS	LAND DATE 07/17/2024 REA
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 1

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GRANTOR: BENNETT'S PROPERTY SE

GRANTEE: L&L INVEST LLC

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0812	CONCRETE C	0	0	0	0	1,375.00	SF	4.00	4.00	100	2021	2021	3	99	5,445	
12	0400	CONC CURB	0	0	0	0	440.00	LF	15.00	15.00	100	2021	2021	3	99	6,534	

LAND DESCRIPTION

TOTAL OB/XF 11,979

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/06/2022 BY HS Total Acres: 0.00 Total Land Value: 280,884 Market: 0 Agricultural: 0 Common: 280,884 PRINTED 07/30/2025 BY SYS